



**310 X Building 30 Bixteth Street, Liverpool , L3 9BB**  
**£115,000**

**bluerow**  
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Welcome to this well presented one bedroom apartment, ideally situated in the bustling business district of Liverpool city centre. Located on the third floor of a contemporary building, this property offers a perfect blend of comfort and convenience, making it an excellent choice for Investors, professional and individuals seeking a vibrant city life.

Tenancy: The property is currently tenanted on a periodic tenancy, offering immediate rental income for investors.

Flexibility: With the periodic tenancy, the property is also available to owner-occupiers, providing flexibility for future use.

The property itself briefly comprises of entrance hallway leading to a generously sized living room, perfect for relaxing or entertaining guests. Large windows and Juliet balcony allows plenty of natural light, creating a bright and welcoming atmosphere. The fully equipped kitchen features sleek, modern appliances, ample storage space, and a stylish design. The bathroom is fitted with modern fixtures and a full size bath with an overhead shower. The well appointed bedroom provides a peaceful retreat with ample space for a double bed and additional furniture.

Lease details  
Lease length 125 Years, 106 remaining  
Service Charge: Approximately £2500 per annum  
Ground rent £175 per annum  
EPC Rating: C  
Council Tax Band: C  
\*\* No onwards chain \*\*

**Communal entrance**  
Mailboxes, lift and stairs to all floors.

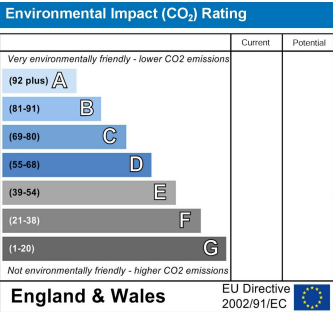
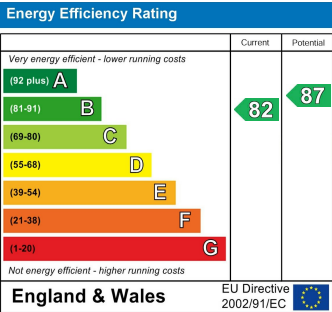
**Apartment hallway**  
Wood laminate flooring. Storage cupboard. Wall mounted electric heater. Doors to all internal rooms.

**Living/ dining area**  
Wood laminate flooring. Wall mounted electric heaters. Down lights. Two UPVC double glazed windows and door leading to Juliet balcony with rear aspect.

**Kitchen**  
A range of wall, base and drawer units finished in high gloss grey fronts, with under wall cupboard lighting. Integrated appliances comprise; fridge, freezer, dishwasher, washing machine, electric oven, hob and chimney style extractor fan. Grey worksurfaces with one and half bowl sink and mixer tap. Tiled floor.

**Bedroom**  
Wood laminate flooring. Wall mounted electric heater. UPVC double glazed window with rear aspect.

**Bathroom**  
White suite, consisting of WC, wash hand basin, panelled bath with shower fitting. Wall mounted mirror, shaver point, Chrome heated towel rail. Floor tile and part tiled walls.



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